

Growth Management Tools



Growth Management Tool		Ease of Implementation (1 being the simplest and 3 being the most complicated)	Growth Management Objective			
			Management of Development Patterns	Protection of Water Resources	Protection of Scenic & Rural Assets	Planning & Management of Infrastructure
	Land Development Standards					
1	Adequate public facilities development standards	3	x	x		X
2	Development standards					
	a. Basic development standards	1	X	x		
	b. Location related development standards	2	X	x		
	c. Advanced development standards	3	X	x	x	x
	- Open space set aside requirements	2	X	x	x	
	- Septic tank regulations	2		X		x
	- Tree ordinances	2	x		X	
3	Historic & architectural preservation	1	X		x	
4	Nodal/corridor development ordinances	2	X		x	x
5	Overlay districts (special area protection ordinances)	2	x	X	x	
6	Phased development ordinances	3	X			
7	Urban service areas	2	x			X
	Incentive Based Development					
1	Agricultural/forest land conservation ordinances	1	x		X	
2	Conservation easements	1	x	x	X	
3	Conservation subdivision ordinances	1	x	x	X	
4	In-fill development incentives	2	X			x
5	Mixed use development ordinances	2	X			
6	Transfer of development rights	3	x	x	X	
	Financial Structuring For Development					
1	Capital improvement planning	1	x			X
2	Development impact fees	2				X
3	Infrastructure planning & strategic location of public facilities	1	x			X
4	Tax base sharing	3	x			X
5	Variable or incentive based utility pricing	2				X

Fact Sheet